001.0	0003	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,600 / 973,600
					USE VALUE:	973,600 / 973,600
					ASSESSED:	973,600 / 973,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBEL BARBARA P
Owner 2:	
Owner 3:	
Street 1:	17 FOURTH AVE
Street 2:	
Twn/City:	WEYMOUTH
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02188 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2696 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	512,500	5,100	456,000	973,600
Total Card	0.115	512,500	5,100	456,000	973,600
Total Parcel	0.115	512,500	5,100	456,000	973,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.13 /Parcel: 361.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1072

GIS Ref

GIS Ref

Insp Date 07/04/17

!105!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	512,500	5100	5,000.	456,000	973,600		Year end	12/23/2021
2021	104	FV	489,100	5100	5,000.	456,000	950,200		Year End Roll	12/10/2020
2020	104	FV	489,200	5100	5,000.	456,000	950,300	950,300	Year End Roll	12/18/2019
2019	104	FV	376,900	5100	5,000.	484,500	866,500	866,500	Year End Roll	1/3/2019
2018	104	FV	376,900	5100	5,000.	353,400	735,400	735,400	Year End Roll	12/20/2017
2017	104	FV	353,400	5100	5,000.	307,800	666,300	666,300	Year End Roll	1/3/2017
2016	104	FV	353,400	5100	5,000.	262,200	620,700	620,700	Year End	1/4/2016
2015	104	FV	314,700	5100	5,000.	256,500	576,300	576,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:01:07

LAST REV

Date	Time
08/22/17	09:02:11
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1154-87		4/25/1996		125,000	No	No		A

USER DEFINED

Prior Id # 1:	1072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2009	190	Manual	35,000					
5/9/2006	355	Porch	17,500			G7	GR FY07	REPL REAR OFPs & R

ACTIVITY INFORMATION

Date	Result	By	Name
7/4/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	163	PATRIOT
10/18/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03946579
Const Adj.:	0.98980200
Adj $ / SQ:	185.196
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696284
Depreciation:	183819
Depreciated Total:	512465

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

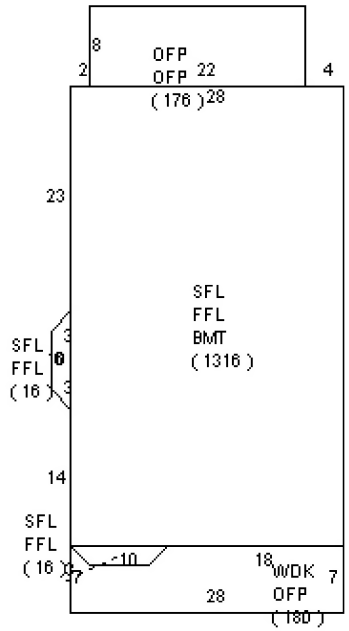
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.20
Special Features:	0	Val/Su Net:	108.49
Final Total:	512500	Val/Su SzAd	190.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	185.200	249,644
SFL	Second Floor	1,348	185.200	249,644
BMT	Basement	1,316	55.560	73,115
OFP	Open Porch	532	19.400	10,322
WDK	Deck	180	11.440	2,059

Net Sketched Area:	4,724	Total:	584,784
Size Ad	2696	Gross Area	4724	FinArea	2696
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100